



THE CITY OF SAN DIEGO

MAYOR JERRY SANDERS

FACT SHEET
NEW CITY CONDO CONVERSIONS REGS PROTECT
CONSUMERS
JANUARY 25, 2006

Legislative History

Introduced by the Mayor

Passed unanimously by the San Diego City Council on Tuesday, January 25, 2006

Second Reading in Two Weeks

Legislation will have to be signed by the Mayor

What Did the Mayor Introduce and the Council Pass?

- Ordinances that amend the Land Development Code regulations regarding condominium conversions and the Land Development Manual regarding submittal requirements for condo conversions. These policies are designed to make a condo conversion a “good neighbor.” The policy changes enjoy community and developers’ support.

What are the New Consumer Protections?

- The changes will require condo conversions to include **specific upgrades** to the units and/or the entire property including:
 - Electrical systems (GCFI outlets required and grounded outlets in certain areas)
 - Plumbing upgrades for more efficient devices
 - Window replacement (replacement of windows providing emergency escape)

- Smoke alarm system (required wired and interconnected smoke detectors)
- Landscaping (street trees and/or street yard landscaping)

- A licensed professional will have to complete an impartial **Building Conditions Report**. The report will be recorded with the County and provided to prospective buyers of the converted units, prior to their sale.

The report will contain:

- An evaluation for compliance with current health, safety and construction codes;
 - An evaluation of existing condition and current requirements for recreation and parking;
 - Actions taken to assure systems are safe & efficient;
 - A discussion of the level of compliance with energy efficiency standards;
 - Scaled elevations showing improvements;
 - A description of current and proposed level of compliance with accessibility standards;
 - And a list of improvements that will be made.
- The developer will also have to **replace integral components of a building** where they have a **useful life of less than five years** (e.g. building roof and appliances inside unit).
 - **A Notice to Renters of their Benefits.**

The ordinance will require better communication with existing tenants. They will have to be provided with a list of their rights; an explanation of the process including the notices they will receive; a list of the property owner's obligations and notice of a minimum time frame to vacate the unit. Such information will be provided to the tenant within 10 days of the project application being deemed complete.